GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration and Urban Development Department - The Andhra Pradesh Building Rules, 2017 –Amendments – Orders – Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.Ms.No.175

Dated:10.11.2022
Read the following:-

1.G.O.Ms.No.119, MA&UD (H) Dept., dt:28.03.2017.
2.G.O.Ms.No.401, MA&UD (M) Dept., dt:15.11.2017.
3.G.O.Ms.No.223, MA&UD (M) Dept., dt:09.07.2018.
4.G.O.Ms.No.180, MA&UD (M) Dept., dt:01.10.2020.
5.Email received from TCPO, MOHUA, New Delhi, Dt.15.03.2022.
6.From the DTCP, AP, Lr.RoC.No.17/62/2021-PLG-DOTCP, dt:25.08.2022.
7.From the DTCP, AP, Lr.RoC.No.17/62/2021-PLG-DOTCP, dt:12.09.2022.

****

ORDER:

In the G.O. 1st read above, the Government have issued the Andhra Pradesh Building Rules, 2017 applicable to the building activities in the state, based on the Model Building Bye-Laws, 2016 of Government of India.

2. In order to make the building environment safe, inclusive, environmentally sustainable and contribute towards economic development and enhance Ease of Doing Business (EoDB) and to have investment friendly in the state, Government vide G.O. 2nd to 4th read above, issued certain amendments to the Andhra Pradesh Building Rules, 2017 issued vide G.O 1st read above.

3. Further, Government of India vide reference 5th cited, have issued addendum to the Model Building Bye Laws, 2016 which is pertaining to In-Building Solutions for Digital Telecommunication Infrastructure and informed all the State Town and Country Planning departments to take action by amending their respective Building bye laws duly incorporating the provisions of In- Building Solutions.

4. In this regard, the said addendum is reviewed by the DTCP and the following amendments are proposed to the existing Andhra Pradesh Building Rules, 2017.

5. After careful examination of the matter, the Government have decided to issue amendments to the Andhra Pradesh Building Rules, 2017 issued vide G.O 1st read above.

(P.T.O)

6. Accordingly, the appended notification shall be published in an Extra-ordinary issue of Andhra Pradesh Gazette dated:11.11.2022 and these amendments shall come into force immediately.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

Y.SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery & Stores Purchase Department, Vijayawada for Publication of the Notification in the Gazette
The Commissioner & Director of Municipal Administration, A.P., Guntur.
The Director of Town and Country Planning, A.P., Mangalagiri, Guntur district.
The Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam
The Commissioner, AP Capital Region Development Authority, Vijayawada
The Director General, Andhra Pradesh State Disaster Response & Fire Services Department, A.P.
All the Municipal Commissioners in the State **through** the Commissioner &Director of Municipal Administration, A.P.
All Vice Chairpersons of Development Authorities in the State **through** the DTCP, AP.
The Chairman & Managing Director, APTRANSCO, Vijayawada.
The Commissioner & Inspector General of Registration & Stamps, AP, Vijayawada.
All the District Collectors in the State

Copy to:
The Panchayat Raj Department, AP Secretariat.
The Revenue Department, AP Secretariat
The Energy Department, AP Secretariat
The ITE & C Department, AP Secretariat
OSD/PS to Additional/ Secretary to Hon'ble Chief Minister
OSD to Hon'ble Minister for MA&UD Department
PS to Special Chief Secretary to Government, MA&UD Department
SF/SC.

// FORWARDED :: BY ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by section 585 read with section 592 of the Andhra Pradesh Municipal Corporation Act, 1955 (adapted GHMC Act 1955); section 18 of the Andhra Pradesh Municipal Corporations Act, 1994; Section326 read with Section 185 of the Andhra Pradesh Municipalities Act, 1965, Section 44 (1) of the Andhra Pradesh Town Planning Act, 1920 and Section 117 of the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016, the

(Contd..3)

Government hereby issue the following amendments to the Andhra Pradesh Building Rules, 2017 issued vide G.O.Ms.No.119, MA & UD (H) dept., Dt:28.03.2017.

AMENDMENTS

In the said Rules: -

I. In Rule 3,-

After sub-rule(10)(d)(xxiii), the following shall be added, namely,

"(xxiv) For all Building Plans, the Provisions made in In-Building Solutions mandated in Annexure-7 in Andhra Pradesh Building Rules, 2017 shall be followed".

II. In Rule 3,-

After sub-rule (32)(b)(viii), the following shall be added, namely,

"(ix) The Provisions made in In-Building Solutions as applicable and mandated in Annexure-7 in Andhra Pradesh Building Rules, 2017 shall be followed".

III. In Rule 16,-

After Sub-rule (4)(h), the following shall be added, namely,
"(i) The Provisions made in In-Building Solutions as applicable and mandated in Annexure-7 in Andhra Pradesh Building Rules, 2017 shall be followed".

IV. In Rule 111,-

After Sub-rule (2)(g), the following shall be added, namely,

"h. The Provisions made in In-Building Solutions as applicable and mandated in Annexure-7 in Andhra Pradesh Building Rules, 2017 shall be followed".

V. In Form-12,-

After C(12), the following details shall be added, namely,

13	*Provision of In-Building Solutions (Digital infrastructure)*	*As per Sanctioned Plan*	*As per Completed Building Plan*

Contd..4

VI. In Annexures

After Annexure-6, Annexure-7 - Provisions for Digital Communication Infrastructure ***shall be added.***

VII. In the said Rules: -

1. ***Chapter XIII*** *- PROVISIONS FOR ECONOMICALLY WEAKER SECTION (EWS)/LOW INCOME GROUP (LIG) HOUSING CATEGORY* ***is renamed as*** *Chapter XIII - PROVISIONS FOR AFFORDABLE HOUSING*

2. ***In AP Building Rules 2017 existing Rule 171 is renamed as Rule 171(a)***

3. ***In AP Building Rules 2017 after Rule 171(a) the following is added as Rule 171(b):***

"Affordable Housing is the subsidized housing which is offered by the State/Central Government for individual dwelling units with a carpet area of not more than 60 sq.mts. The areas of dwelling units is categorized and the same is as follows;

S.No	Category	Group	Carpet Area (sq.mts)
1	Category - I	Daily wages, Irregular Salaries	45
2	Category -II	Regular Salaries	60

4. ***In AP Building Rules 2017 existing Rule 172 is renamed as Rule 172(a)***

5. ***In AP Building Rules 2017 after Rule 172(a) the following is added as Rule 172 (b):***

"The following incentives will be provided for the developers who intents to undertake exclusive Affordable Housing Projects in the State;

1. *10% exemption on all fee and charges to the extent of Affordable Housing Project area.*
2. *The builder/developer is at his discretion to dispose the units/flats for the plots earmarked in affordable housing category.*
3. *One extra floor shall be allowed over and above the permissible floors without TDR, subject to clearance from the Fire Department.*
4. *The parking norms as envisaged in Rule 6(30)(C), for the affordable housing projects, in sites up to 2000 sq.mts, the parking requirement shall be deemed to be met if the entire stilt floor is left for parking.*

Contd..5

5. *The builder/developer has to adhere to the approved plans and in case of any deviations/violations, 200% penalty on the applicable incentives claimed."*

6. In AP Building Rules 2017, in Chapter XIII *every instance of the term "EWS (Economically weaker section)" is renamed as "Category-I" housing & every instance of the term "LIG (Low Income Group)" is renamed as "Category-II" housing.*

7. In AP Building Rules 2017, Rule 180 is deleted.

Annexure 7

Provisions for Digital Communication Infrastructure

1. **Applicability**. The following provisions for Digital Communication Infrastructure shall apply to Group Development Schemes, Apartment blocks, high rise building, commercial complex, hotel or airport, police/ Government offices/ Government buildings etc.

2. The buildings are to be constructed in such a way that they are *'Digital Infrastructure deployment/Digital Connectivity'* ready. There should be provision of telecom ducts / common pathways / runways (digital access paths) to reach to the accessible parts of the buildings. The common ducts /digital access paths to access buildings from outside should invariably be part of the CTI, which could be used by TSPS/ IP-1 s for laying/ deploying digital infrastructure including cables. While approving the building plans, it has to be ensured that plan for creation of CTI including the common duct to access the common space used as telecom room inside the building is also prepared and separate set of drawings showing the inter/ intra connectivity access to the building with distribution network need to be furnished.

3. *Occupancy-cum-Completion certificate* to a building to be granted only after ensuring that the CTI as per the prescribed standards is in place and an undertaking by the Architect or Engineer to be insisted to certify that building has ensured common access to all digital infrastructure to all Service providers in accordance with plan of creation of CTI

4. **The builder/RWA should be mandated to ensure that**:

i While preparing the building plans, there should have properly demarcated sections within buildings and on rooftops for housing Broad Band / digital connectivity infrastructure/ antenna. These areas should have access to power supply for reliable, always-on services.

ii. Access to building as well as CTI facilities inside the building should be available on a fair, transparent and non-discriminatory manner to all Service Providers/ IP1's.

Contd..6

iii. The Service Providers/IP1 's should have unrestricted access for maintenance work

iv. The permission to in-building access and/or CTI facilities inside the building should not be seen as a source of revenue generation for builder(s)/ RWA(s) but as a means for facilitating penetration of broadband access and thereby helping in socio-economic growth of all the residents.

II. At Layout Level

5. While developing Greenfield cities/towns/applying for layout permission, the layout plans should clearly indicate the telecom as Utility infrastructure lines.

6. Design criteria and standards Utilities should meet the following criteria:

i. Telecommunication cables should ideally be placed below the berm / service lane area, which may be dug up easily without causing major inconvenience. Where this is not possible, the cables may be placed at the outer edge of the right-of-way.

ii. There is a need to reduce conflicts with pedestrian movements is to place telecom boxes in easements just off the right-of-way. Where this is not possible, they should be placed within parking or landscaping areas. If cables have to be located in the pedestrian path, a space of at least 2m should be maintained for the through movement of pedestrians. Telecom boxes should never constrain the width of a cycle track.

iii. In order to minimize disruptions, cables should be installed with proper maintenance infrastructure.

iv. Telecommunication cables should be placed in a duct that can be accessed at frequent service points with sufficient spare capacity to enable scaling and future expansion, and empty pipes (large size hume pipes/ HDPE pipes) should be laid before planting trees in order to accommodate additional infrastructure.

III. Other procedures for setting up In-Building Solution (IBS)/ Fiber Networks

7. There is a need to promote installation of In-Building Solution (IBS) / Smart Connectivity infrastructure, where there is a poor connectivity in terms of weak signal strength inside the building and the objective has to be to strengthen quality of service of the voice & data of mobile and Fiber broadband network and access to digital services being offered by TSP And IP1's

Contd..7

7.1. Procedures of obtaining IBS-NOC during plan approval and completion:

7.1.1 While submitting the proposed Building plan seeking approval from the relevant sanctioning Authority, applicant shall also submit

i. A complete Service Plan for IBS-infrastructure along with required specifications (in consultation with, and certified by a credible Telecom Networking hardware-consultant)

ii. An undertaking that such IBS Infrastructure, when constructed shall be available for sharing by various TSPS/P-Is.

iii. Such Service Plan (IBS) shall be forwarded by the concerned Local Authority to the Telecom Enforcement Resource and Monitoring (TERM) cell of the State (external NOC agency) - for approval NOC.

Iv. During the Joint Site Inspection of the completed building structure the TERM cell shall undertake inspection of the constructed/ installed IBS infrastructure - for issuance of NOC for OCC.

7.1.2. The Local Authority shall liaise with the TERM cell as per its relevant online/offline process of communication to seek the relevant NOCs within the specified time as per the Service Charter/ Service Guarantee Act and rules in place. Separate communication from the applicant shall be needed to secure the IBS NOC.

7.2. Provision of IBS components in building premises: (as per NBC 2016)

Entrance Facilities (EF) /Lead-in conduits: (clause 3.1.4, of Part 8: Sec 6) min. 1.2 m x 1.83m space to be allocated for each TSP adjacent to the EF.

Underground conduits/pipes to MDF room: min 100mm dia encased conduits,

Main Distribution Frame (MDF)/Equipment Room(ER):

(clause 3.1.2, Part 8: Sec 6)

- prescribed size with L:W ratio between 1:1 to 2:1
- appropriate ventilation of MDF room
- proper Lighting for vision of equipments,
- located at a level above from the Natural Ground level to avoid incidence of flooding

Electric distribution panels, isolators, sockets and earthing as per specific requirements w.r.t. the area proposed for coverage (DUs/ service subscribers)

Telecommunications Room (TR) at each building block unless provided with MDF room: (all provisions of space to be as per clause 3.1.3.2, Part 8: Sec 6)

Contd..8

Appropriate nos. of Service/Telecom risers (vertical shafts) for all multi-storeyed buildings w.r.t the area proposed for coverage (DUs/ service subscribers):

- of appropriate nos, and size (width & depth) to accommodate cable trays
- with access door at each floor.

Telecommunications Enclosures (TE) at each floor of a block or TR (clause 3.1.5, Part 8: Sec 6)

Telecom Media and Connecting Hardware (TE):(clause 3.2, Part 8: Sec)

Various cabling system and trays: (clause 3.2.4, Part 8: Sec 6)

Wireless systems: (clause 3.2.5, Part 8: Sec 6)

Backbone Cabling Media Distribution and Bldg. pathways (clause 3.3, Part 8: Sec 6)

Horizontal Cabling Media Distribution and Bldg. pathways (clause 34, Part 8: Sec 6)

IBS installation spaces: area for rooms or systems (e.g. antennas, base stations, remote units, power distribution boxes etc.) to be provided as per requirements w.r.t. the area proposed for coverage/ no. of proposed users (as per clause 3.1 3.2, Part 8: Sec 6, table stated below)

(1) Telecom room space norm for buildings with Built-up area >465 sqmt

Sl	Area to be covered by IBS	Size of Telecom Room (all dimension in m)
1	Upto 465 sqmt	3.0x2.4
	465.0 sqmt to 930.0 sqmt	3.0x3.4
	More than 930.0 sqmt	Additional TR required with same space norms

Space requirements for smaller buildings with Built-up area

Sl	Area to be covered by IBS	Space provisions (all dimensions in m)
1	Up to 93.0 sqmt	Wall cabinets, self-contained enclosed cabinets
2	93.0 sqmtto 465.0 sqmt	Shallow Room (0.6X 2.6) Wall-in Room (1.3x1.3)

IBS installation spaces, so provided, should be:

- not susceptible to flooding
- not exposed to water, moisture, fumes, gases or dust
- able to withstand designed equipment load (to be specified in design)

Contd..9

- located away from any vibrations to avoid dislocation/ dislodgement

For any other necessary detailing of building components and service installations with respect to common Telecom/Digital connectivity Infrastructure, architects/ developers and other service consultants involved in preparing building and service drawings may refer Part 8 - Section 6: Information and Communication Enabled Installations of Volume 2 of the National Building Code, 2016

(2) Mode of deployment of In-Building, FTTx/IP Solution: There shall be various mode of deployment of In Building solutions such as: The possible modes are deployment by a neutral host infrastructure provider or build and managed by mobile operator and sharing with other service providers on nondiscriminatory basis. The In-Build Solutions (IBS), FTTX/IP Solutions can also be deployed by TSPS/ IPs. Moreover, if TSP/ IP1 requires to install optical fiber for connecting In Building Solution (IBS)/Distributed Antenna System (DAS) nodes/ FTTx solutions, RoW/ permissions should be granted by the road owning agency through online mode (if same is working seamlessly) or offline mode till online system is established. For deploying indoor solutions these companies should have deemed permissions from the premises owners for installation of Distribution Network within the utility shafts / common spaces with provisions for common / shared Points of Interconnect for Connectivity to individual units. Moreover, if the TSP/IP requires to install optical fiber for connecting In-Building Solution (IBS)/ Distributed Antenna System (DAS) nodes, FTTX/ IP Solutions for which RoW/ permissions should be granted by the road owning agency through online mode.

(3) Permissibility: The IBS, FTTX/ IP component being small equipment can be installed on any type of land/building/utility pole and shall be exempted from obtaining the permission for installation of these components from the respective Urban Local Body/Urban Development Authority but should get permission from the Administrative Authority of the concerned premises.

(4) Procedure for submitting application for obtaining clearance: TSP/ IP-1 will apply to the administrative authority of the building/ head of the office with layout diagram for implementing IBS in the building as mentioned in the RoW Rules 2016 or State notified Row Policy

(5) Fees: No fee will be charged for IBS/ FTTX Network. However, charges may be levied for power (as per Industry tariffs), fixtures, etc. provided by building owners to TSP/IP-1s as per actuals.

(6) Access and Distribution Fiber and IP/ LAN networks for connectivity for the Shopping Malls, Multi-Storey Residential Buildings, Cooperative Housing Societies, Residential Welfare Association and Commercial Buildings to be

Contd..10

planned and deployed by TSP/IP-1s as per standard requirement of providing high bandwidth and adequate indoor coverage to each unit apartment in these complexes.

IV. ABBREVIATION

CCTV - Close Circuit Television
CTI - Common Telecommunication Infrastructure
DoT - Department of Telecommunication
FTTX Fiber to the x Fiber Fiber To the Home (FTTH) Fiber To the Premises (FTTP) Fiber To The Node (FTTN) Fiber To The Curb/Cabinet (FTTC)
GDP - Gross Domestic Product In Building Solutions
IBS - In Building Solutions
ISP - Internet Service Provider
MBIT - Megabit
OFC - Optic Fiber Communication
QoS- Quality of Service
RWA - Residential Welfare Association
TRAI - Telecom Regulatory Authority of India
TSP - Telecommunication Service Provider

Y.SRILAKSHMI
SPECIAL CHIEF SECRETARYTO GOVERNMENT

SECTION OFFICER